



Delegated Report

Householder Planning Application

Planning Application No: 20240381

Location: 25 St Francis Avenue Gravesend Kent DA12 4SY

Description: Erection of first floor rear and part side extension with alterations to fenestration and removal of chimney.

Applicant: Mr Nicholas Wood

Site Visit Date: 21.06.2024

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 2133 BLOCK PLAN (Block Plan)
- Drawing No: 2133 BLOCK PLAN (Existing Block Plan)
- Drawing No: 2133 Existing elevations (Existing Elevations)
- Drawing No: 2133 EXISTING PLANS (Existing Plans)
- Drawing No: 2133 PROPOSED ELEVATIONS (Proposed Elevations)
- Drawing No: 2133 PROPOSED PLAN (Proposed Plans)
- Drawing No: 2133 ROOF PLAN (Roof Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20130152	Demolition of existing conservatory and erection of single storey side and rear extension to form lounge, kitchen, utility room and garage; erection of front porch and construction of canopy across front of property.	Permitted	17.05.2013

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as

necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 14.06.2024 and no comments were received.

Analysis

Proposal

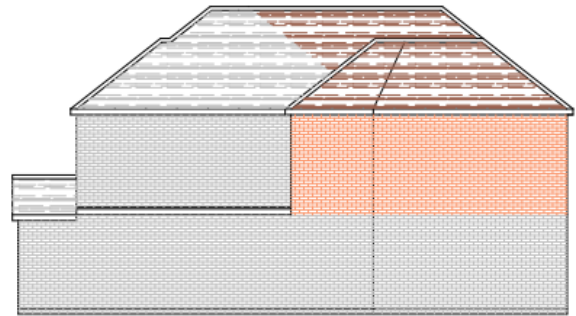
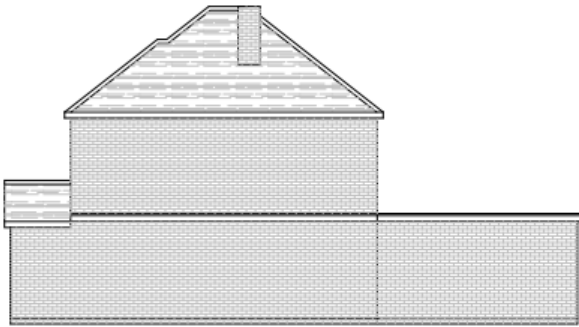
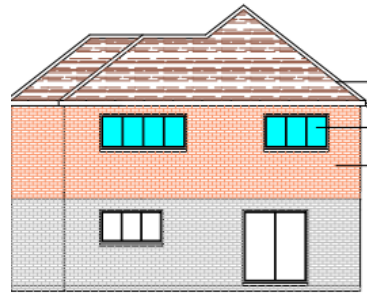
The proposal seeks the erection of first floor rear and part side extension with alterations to fenestration and removal of the chimney. The proposal will result in an increase to the number of bedrooms at the property from 3 to 4.

Existing

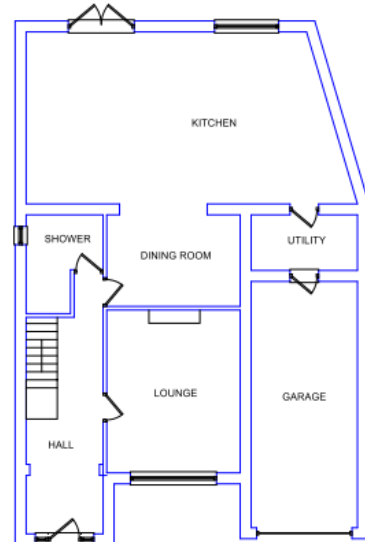
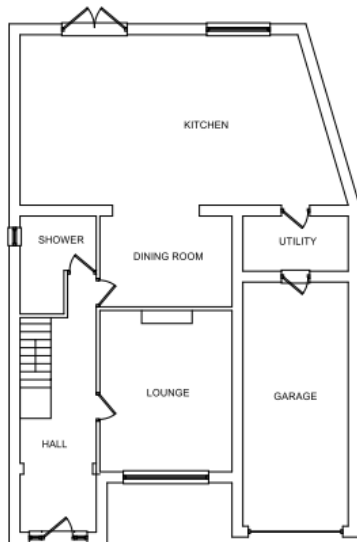
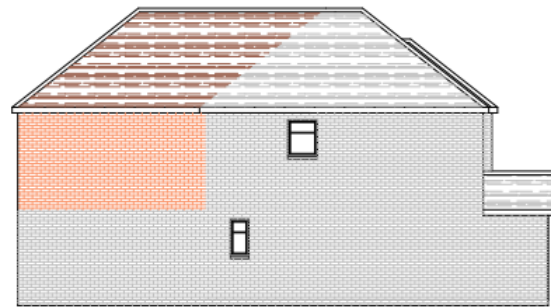
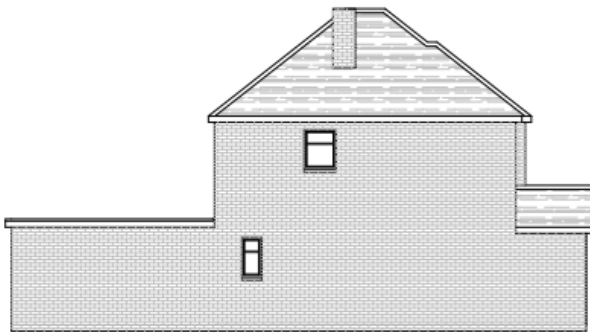


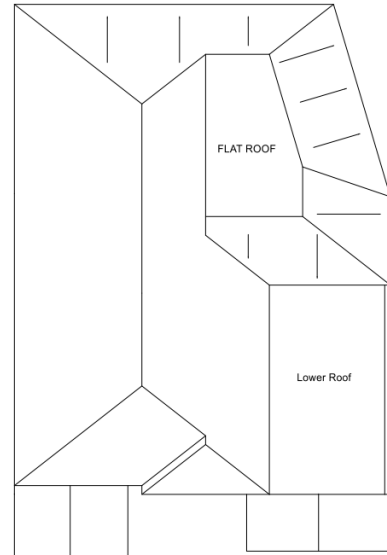
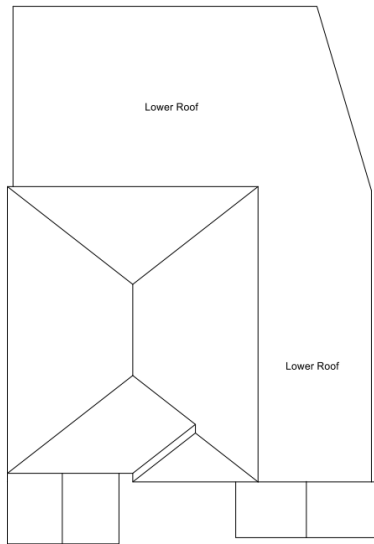
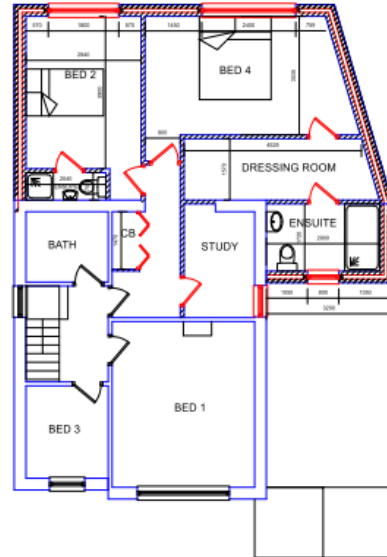
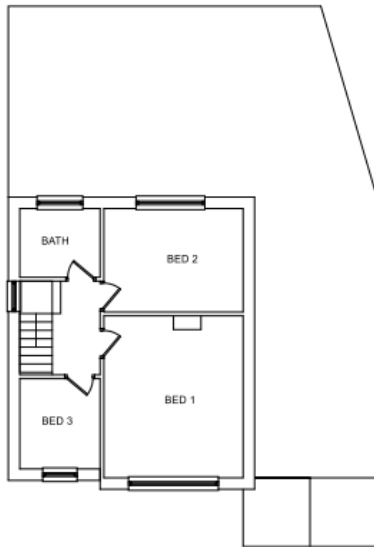
Proposed





SIDE (SOUTH EAST) ELEVATION





Procedural Matters

It is noted that the block plans do not show all of the outbuildings on site.



Background

The application site has been previously extended to the front, side and rear with the previously detached garage being rebuilt and attached to the main dwelling. Below are images of the dwelling prior to the

extensions permitted under 20130152.



Below are the plans permitted under 20130152.

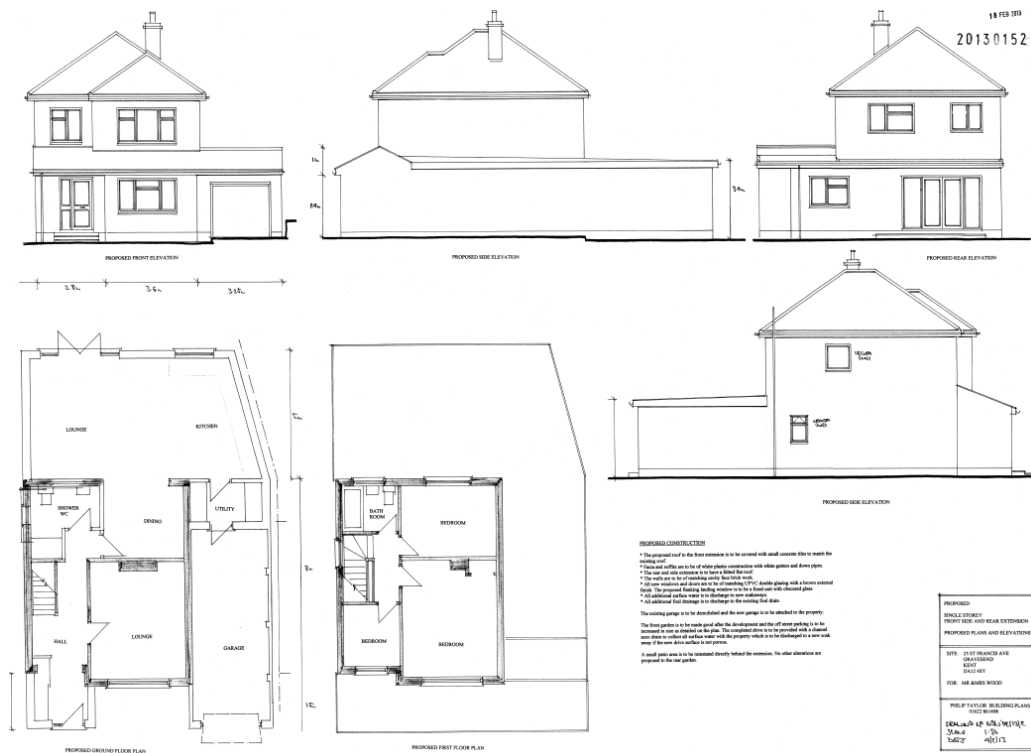


Image below shows the dwelling as it stands today.



It would appear that the development was not carried out precisely in accordance with the above approved plans, however given the development would be considered lawful through the passage of time.

Character and Appearance

The application site is a two-storey detached house which has been previously extended at single storey level. To the front of the property there is a hardstanding to accommodate off road parking. To the rear of the property there are several outbuildings of which some are substantial in their scale.

The proposal seeks to partially extend at first floor level at the rear over the existing ground floor level. The proposed development would introduce a significant amount of bulk and massing to the dwelling and would extend over the full width of the original dwelling. The Council's adopted design guidance states in paragraph 10.3 at "Width: Extensions should not be of greater width than the original building." It also goes on to say that a two-storey extension "should not dominate the original property".

The adopted guidance also states that in terms of design. "Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof". The proposed extension would completely overwhelm the original roof form from the rear elevation in terms of being a disproportionate addition and would also be constructed inline with the original ridge. Extensions should be subservient which the proposal lacks and as such does not appear as a subordinate extension.

The first floor extension over the side extension is subservient in terms of the ridge line being lower than the main roof. However this has resulting in a flat roof element being introduced at first floor level. This is not something which is supported or encouraged by the Local Planning Authority as such a roof form constitutes overdevelopment of the site but not being truly subservient.

In terms of scale, the property has already been substantially extended by way of single storey front, rear and side extensions. Any future development should be conscious of the existing scale of development in place and should therefore be of an appropriate scale to the original host dwelling. It is acknowledged that the footprint of the dwelling would not be extended, however the increased volume at first floor level would significantly increase the built form on site thus returning an incongruous addition to the host dwelling.

It should be noted that paragraph 139 of the National Planning Policy Framework 2023 states:

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Any alterations or extensions to an existing property should respect the general scale, character and proportions of the original host dwelling on the site. The proposed development substantially increases the bulk of the dwelling and the design is considered to overwhelm the original and lacks subservience. Furthermore the development does not follow the adopted design guidance.

On the basis of the above the proposal is considered to be contrary to requirements of CS19 Local Plan

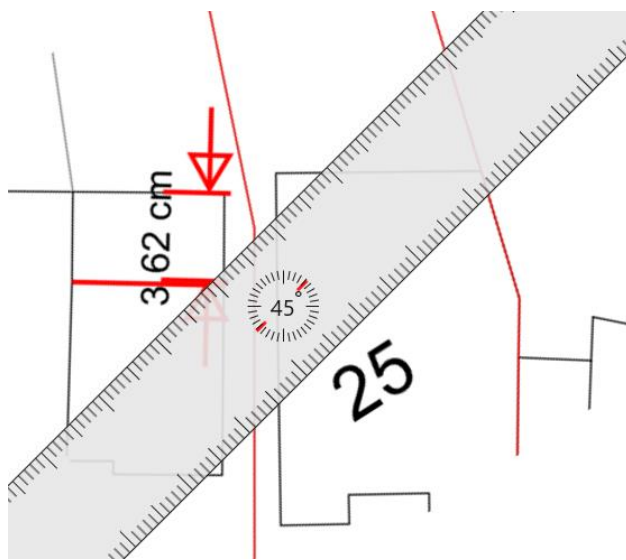
Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance (2021) and Para 139 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

The proposed bedrooms are compliant with the nationally described space standards (2015). It is noted that there is an additional outbuilding on site which has not been shown on the proposed block plans. However as this application is not recommended for permission it is not necessary to request a revised block plan in this instance.

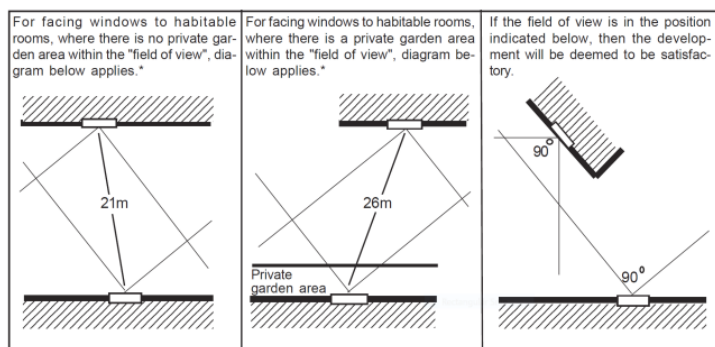
Neighbouring Amenity

Due to the siting of the extension its impact will be mainly experienced by No. 23 St Francis Avenue which is situated to the western elevation of the dwelling. It is noted that the neighbouring property has a 3.6m deep single storey rear extension in place and so it is possible to calculate the 45 degree rule on the submitted plans.



The below extract is from SPG2 – Residential Layout Guidelines 2020

Figure 1



* A 90° field of view is measured from the central point of a window of a habitable room on any elevation, to where it overlaps a 90° field of view from the central point of a window to a habitable room on any elevation of another property.

It is evident that the proposed development will not only result in a loss of outlook to a habitable room window due to a 4m two storey wall within 2 metres of the property, but it will also result in a loss of light. Below is an image of the rear elevation of 23 St Francis Avenue which shows there is a first-floor window in the rear elevation which serves a bedroom which is considered a habitable room.



The proposal therefore fails to safeguard the amenity of future occupant's contrary to the requirements of CS19 Local Plan Core Strategy 2014, SPG2 – Residential Layout guidelines and Para 135(f) of the National Planning Policy Framework (2023)

Parking and Highways

The proposal will result in the addition of a bedroom thus increasing onsite parking requirement, however it is evident that there is sufficient on site parking provision to achieve the needs of the development.

Conclusion & Recommendation

The proposal is recommended for refusal on the below grounds:

The proposal would result in a disproportionate development which by virtue of its size, mass and bulk would fail to respect the design, character and appearance of the original host dwelling, with the addition of an inappropriate first floor flat roof. The development would therefore be contrary to CS19 Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance and Para 139 of the National Planning Policy Framework (2023).

The proposed extension will result in an unacceptable loss of light and overshadowing to the existing property at No 23 St Francis Avenue and would have an unacceptable and overbearing impact that would also result in loss of outlook from a habitable room window. The proposal would therefore be an unneighbourly form of development which fails to safeguard neighbour amenity, contrary to the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135(f) of the National Planning Policy Framework 2023.

(For detailed reasons refusal and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	21.06.2024	Dated:	21 June 2024